

## **C. MUNICIPAL SERVICES AND OPEN SPACE**

This section describes public services and facilities, including police, fire and emergency services, and schools, and analyzes projected demand on each of these services. Public utilities including water, sewer, storm drain, solid waste and recycling, electricity and natural gas, and telecommunications are discussed separately in this EIR at **Chapter IV.D Utilities**.

### **1. SETTING**

#### **a. Police Services**

The North Park Street Code area currently falls under the jurisdiction of the City of Alameda Police Department. The City of Alameda Police Station is located at 1555 Oak Street, adjacent to the North Park Street Code area.

The Department employs a force of 88 sworn officers and 40 other non-sworn personnel. The Department's current staffing level is 1.5 officers per 1,000 residents. In 2010, the department received approximately 24,000 911 calls and 48,000 calls for service. Operations includes the Patrol Division, Traffic Division and Investigations Division; Services includes both Technical and Administrative services.

#### **b. Fire and Emergency Services**

The City of Alameda Fire Department includes 98 uniformed personnel and 5 non-sworn personnel. The staff is comprised of a Fire Chief, one Deputy Fire Chief; three Division Chiefs; two Fire Prevention Officers/Inspectors, two Training Officers, one Disaster Preparedness Officer, one EMS Director, and the non-sworn support staff. The City of Alameda Fire Operations Division (the "Division") is responsible for the operation of four stations, geographically located to provide timely emergency response anywhere in the City.

The City of Alameda is located in an area facing a relatively high risk of disaster due to proximity of local earthquake faults, major civilian flight paths, and land uses that involve the use or storage of hazardous materials. As a result, the Fire Department places a high priority on disaster preparedness, with a focus on both communication channels and the development of physical response mechanisms.

The North Park Street Code area is located near two fire stations, Fire Station No. 2 and No. 3, located at 635 Pacific Avenue and at 1703 Grand Street, respectively. Fire Station No. 2 is equipped with an engine company, a truck company, and an ambulance. Fire Station No. 2 is fully staffed.

The Fire Department's response time is within 4 minutes of notification on at least 90 percent of all Code 3 (emergency) calls. Response time to the North Park Street Code area would be the similar to the rest of the City.

c. **Schools**

The North Park Street Code area is within the service boundaries of the Alameda Unified School District (AUSD). AUSD operates 13 elementary schools, 3 middle schools, 3 high schools, a preschool child center, and an adult continuation school. Students in the areas would be served by Haight, Franklin, and Washington Elementary Schools, Wood Middle School, and Encinal High School. Current development fees within the City are \$3.55 per square foot for residential and \$0.36 per square foot for commercial development.

d. **Open Space: Park Lands**

The City has four categories of parks and community open space: developed park lands; future park lands; limited access lands; and school parks as described below and shown in **Table 1**.

- *Developed Park Land.* The City has over 200 acres of developed parks separated into subcategories by park type. The categories include neighborhood parks, community parks, community open space, greenways, and regional parks.
- *Planned Park Lands.* Undeveloped park lands consist of the 20-acre Mt. Trashmore site, undeveloped greenways and trails, and the future Catellus Mixed-Use Development and Alameda Point open space.
- *Limited Access Lands.* Limited access park lands consist of either facilities that require a fee for use or that are closed to the general public. The Chuck Corica Municipal Golf Course, College of Alameda recreation and open space facilities, and AUSD facilities are considered limited access. Estuary Park, an 11.2-acre park within the USCG housing area, presently serves the USCG area but is closed for remediation. Limited access park lands are shown in **Table 2**. Also considered limited access are two public swimming pools. The City has a joint agreement with AUSD for the use of the pools, which are used by students, City Swim Clubs, and the Masters Program during the school year. The Recreation and Park Department provides public aquatic programs during the summer at the pools.
- *School Parks.* This category includes AUSD school properties only. These areas are generally not available for public use after school and on weekends due to locked gates.

b. **Developed Park Land**

Existing parks and open space areas in the City are listed in **Table 1**. The City owns and maintains the following types of park lands:

*Neighborhood Parks* are primarily used by elementary school-age children, but they are also used by residents and visitors of all ages for picnicking, passive recreation, and other activities. There are 13 neighborhood parks in the City; ranging in size from 1.1 to 5.5 acres.

*Community Parks* are larger parks that have recreational facilities such as lighted baseball diamonds, tennis courts, and picnic areas. Alameda maintains four community parks.

*Community Open Space* facilities are developed areas that consist of special purpose facilities such as the Model Airplane Field, the 32-acre Shoreline Park, and boat launches. There are eight areas of community open space in Alameda.

*Regional Facilities* land is contained within one facility: the 80-acre Crown Memorial Beach.

**c. Limited-Access Lands and School Parks**

The four limited-access areas within the City of Alameda include the Alameda Municipal Golf Course, the College of Alameda hardball field, the soccer fields at Alameda Point, and Estuary Park. These facilities are maintained by the City. Estuary Park, an 11.18-acre park within the USCG housing area, presently serves the USCG area but is closed for remediation. Limited Access Land totals are shown in **Table 2**.

Alameda has 72.8 acres of school recreational facilities consisting of playing-fields, paved schoolyards, landscaping, tracks, and athletic facilities. Although these are generally not available for public use, they are valuable resources for school-aged children. The public uses seven school facilities for recreation. The Little League field at Wood Middle School is used for team practice and games. Lincoln Middle School and Earhart Elementary School host community soccer programs.

**Table: Alameda Parks and Open Space Areas**

Type/ Name of Park	Acres	Type/ Name of Park	Acres
<i>Neighborhood Parks</i>		<i>Community Open Space</i>	
Franklin	2.98	Boat Launches	2.80
Godfrey	5.45	Dog Exercise Area	4.00
Harrington (Soccer Field)	2.02	Mastick Senior Center	2.60
Jackson	2.27	Model Airplane Field	1.30
LittleJohn	3.45	Portola Triangle	2.30
Longfellow	1.14	Scout	0.01
Marina Waterfront Park	2.10	Shoreline	31.83
McKinley	1.22	Edison (Strip Park)	0.28
Neptune	3.08	<i>Subtotal</i>	<i>45.12</i>
Rittler	4.81		
Tillman	4.01	<i>Greenways</i>	
Towata	1.55	Main Street Greenway	6.00
Woodstock	3.96	<i>Regional Park/ Recreation Facility</i>	
<i>Subtotal</i>	<i>38.04</i>	Crown Memorial Beach	80.00
<i>Community Parks</i>		<i>Subtotal</i>	<i>86.00</i>
Leydecker	5.88	<i>Undeveloped Park Lands</i>	
Lincoln	7.80	Mt. Trashmore	20.00
Krusi	7.46	Future Greenways <sup>a</sup>	9.00
Washington	14.71	Future Catellus Parks	16.00
<i>Subtotal</i>	<i>35.85</i>	FutureAlameda Point Parks	844.0
		<i>Subtotal</i>	<i>889.0</i>

<sup>a</sup> Includes Atlantic Greenway and Railroad right-of-way.

Source: Alameda Park and Recreation Department. 2001: Alameda Point General Plan

**Table 2: Limited Access Lands**

Name of Park	Acres
College of Alameda Hardball Field	4.0
College of Alameda Recreation/ Open Space	19.2
Alameda Point Soccer Field <sup>a</sup>	4.5
Chuck Corica Golf Complex	328.2
AUSD Facilities	72.8
Estuary Park	11.2
<b>Total</b>	<b>439.9</b>

Wood, Chipman, and Lincoln schools offer after-school programs during the school year. The College of Alameda includes 19.2 acres of open space and recreational facilities and a 4-acre hardball field.

**d. Open Space: Habitat**

As an island, the City of Alameda provides a variety of unique open space resources including marshes, tideflats, and Bay waters. Aside from the community open space described in the Parks and Recreation section above, open space in Alameda consists of urban habitat and Bay waters and tidal areas. Several species of wildlife that reside in Alameda are listed as threatened or endangered by the California Department of Fish and Game (CDFG) and the U.S. Environmental Protection Agency (EPA). Special habitat protection is required to prevent harm to these species. The U.S. Fish and Wildlife Service (USFWS) has requested 565 acres of land and 375 acres of open water at Alameda Point to establish a wildlife refuge to be included in the San Francisco Bay National Wildlife Refuge Complex. The property currently supports one of the State's largest and most successful breeding colonies of the California Least Tern, a federally and State listed endangered species.<sup>1</sup>

**e. Shoreline Access**

The City of Alameda has shoreline around the entire perimeter of the main island and over half the perimeter of Bay Farm Island. Crown Memorial Beach and Shoreline Park are the major shoreline access areas. On the northern side of the island, public shoreline access was a condition of approval for new projects including Mariner Square, Mariner Village, and Wind River. The various marinas on Alameda also provide public shoreline access.

Several proposed projects would offer new or improved public shoreline access. The City of Alameda *General Plan* designates 1,400 feet along the Estuary west of Oak Street for a park. The City plans to create trails and day recreational facilities on land along the shoreline of Alameda Point. In addition, the Association of Bay Area Governments (ABAG) Bay Trail<sup>2</sup> includes an Alameda route that circles the entire main island.

**f. Park Facilities near the Park Street Plan Area**

City parks located near the Park Street area include the 1.2-acre McKinley neighborhood park and the 2.3-acre Thompson Field, a playing field for Alameda High School. Public open space and shoreline access is provided along the shoreline at the Bridgeside Commercial Center and the Park Street Landing Commercial Center. A two-acre public waterfront park is planned immediately adjacent to the Park Street Landing Center at the planned "Boatworks" project at Oak and Clement.

---

<sup>1</sup> Ibid.

<sup>2</sup> The Bay Trail is planned as a continuous public access corridor consisting of hiking paths, sidewalks, and Class I bicycle routes around the Bay Area region. It is intended to provide public access to the shoreline, to link existing park and recreation facilities, and to provide connections to transportation facilities. Its goal is to follow the shoreline as closely as possible.

Approximately, two thirds of the shoreline within the Park Street Plan area is currently publically accessible. As the remaining sites, redevelop consistent with the Park Street Code Waterfront Area Planning Guidelines and open space requirements, additional public shoreline trails and access will be provided.

**g. Acres of Park Land per 1,000 Residents**

Alameda’s current ratio of neighborhood and community parkland, including school playgrounds and fields, is approximately 2.1 acres per 1,000 residents. About 95 percent of Alameda residents live within  $\frac{3}{8}$ -mile of a park, the maximum radius for effective service as indicated by studies in other cities.

**2. IMPACTS AND MITIGATION MEASURES**

**a. Police Services**

**(1) Significance Criteria**

Development that may occur under buildout of the North Park Street Code would significantly impact police services if it would:

- Result in substantial adverse physical impacts associated with the provision of police services due to a demand beyond established levels, which would require the construction of new or physically altered facilities resulting in environmental impacts.

**(2) Less-than-Significant Impacts**

The Police Department anticipates an increase in calls for service corresponding to the increase in population in the North Park Street Code area. Anticipated law enforcement issues associated with the buildout of the North Park Street Code would include a range of property- and traffic-related calls for police services. The City of Alameda Police Department anticipates calls for service related to the following issues: thefts from vehicles; burglaries from homes and businesses; auto- and pedestrian-related traffic incidents; and minor disturbances requiring police response (family disputes, abandoned cars, and noise complaints).

It is not anticipated that residential growth or commercial and office activity would result in an increase in calls to such an extent that new police facilities or alterations to existing facilities would be needed. This increase in demand could be covered by a slight increase in the size of the existing police force. As a result, there would be no significant impacts related to police services from the North Park Street Code.

It should be noted that the Police Department would be involved in the review of future specific development proposals and would present recommendations related to site plan details, landscaping, and security features as part of that review.<sup>3</sup>

---

<sup>3</sup> Ibid.

**b. Fire and Emergency Services**

**(1) Significance Criteria**

The North Park Street Code would significantly impact Fire and Emergency Services if it would:

- Result in substantial adverse physical impacts associated with the provision of fire services due to a demand beyond established levels, which would require the construction of new or physically altered facilities resulting in environmental impacts.

**(2) Less-than-Significant Impacts**

Anticipated response times to the North Park Street Code area would be in conformance with response times to the rest of the City. Although the Fire Department has adequate equipment to provide emergency response to the area, much of the fleet is aging and in need of replacement. Development of the North Park Street Code would increase the volume of emergency calls for first-in response apparatus. This could result in a need for additional equipment and traffic light control devices. The acquisition of new fire fighting equipment and the installation of traffic light control devices would not result in environmental impacts, and are themselves not considered to be significant environmental impacts. No mitigation would be required.

It should be noted that all future development in Alameda, triggered by the North Park Street Code area would be subject to the Citywide Development Impact Fee (CDF), which would be the source of funding for improvements needed by the Fire Department. The CDF funds the following specific improvements: replacement of Fire Station #3, Public Safety Radio System improvements, new Fire Station Drill Tower and Training Center and new traffic control signals and upgrades.

Development in the North Park Street Code area would be required to meet standard fire code requirements administered by the City of Alameda Building Services Division and specified by the California Building Code and California Fire Code (CFC). Fire hydrants in the North Park Street Code area would be spaced a maximum of 250 feet apart, with minimum flow requirements of 1,500 gallons per minute (gpm) with 20 pounds per square inch (PSI) residual pressure. The North Park Street Code area would also be subject to fire flow requirements set forth in the California Building Code, which specify a typical 3,000 gpm from two hydrants and 1,500 from each hydrant with 20 PSI residual pressure.

The Alameda Fire Department requires that fire hydrants be located within forty feet of Fire Department connections and that all fire access meets CFC requirements, including a 28-foot inside radius on all access routes. Additionally, all new buildings would be required to be equipped with complete sprinkler systems. These standard required design features would ensure that adequate infrastructure would be provided for fire fighting services.

No new public fire facilities would be required to accommodate new development that may occur under buildout of the North Park Street Code.

**c. Schools**

**(1) Significance Criteria**

Development that may occur under buildout of the North Park Street Code would significantly impact schools if it would:

- Result in a demand for school services beyond the existing or planned capacity of the Alameda Unified School District which would require the provision of new or physically altered facilities, the construction of which could cause significant environmental impacts.

**(2) Less-than-Significant Impacts**

The North Park Street Code would generate new students for the schools serving the North Park Street Code area. The AUSD employs a student yield factor as a basis for the determination of students generated by a specific project. As discussed above, the AUSD assesses a fee per square foot for residential and for commercial development, with different amounts depending on land use. Payment of the School Facilities Mitigation Fee has been deemed by the State legislature to be full and complete mitigation for the impacts of a development project on the provision of adequate school facilities. The assessment of the adopted School Facilities Mitigation Fee ensures that the project would not result in a significant impact under CEQA, in accordance with Senate Bill 50, which became effective in 1998.

**d. Parks and Open Space**

**(1) Significance Criteria**

Implementation of North Park Street Code would cause a potentially significant impact to park and recreation services if it would:

- Result in an increased use of existing park facilities such that substantial physical deterioration would occur, or that would require the building of new facilities, the construction of which would result in adverse physical effects on the environment; or
- Result in City residents being outside the target maximum radius (within  $\frac{3}{8}$ -mile) of a park.

**b. Less-than-Significant Impacts**

Less-than-significant impacts related to parks, recreation and open space that would result from implementation of the North Park Code are described below.

Implementation of the North Park Street Code would increase opportunities to improve portions of the Bay Trail within the plan area and would provide additional shoreline access and park areas. In addition, all new development in the Park Street Code plan area will pay Citywide Development Fees (CDF) a portion of which pays for park improvements citywide. The CDF fees are designed to mitigate the impact of new development on existing parks facilities throughout the City.